

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
June 28, 2012**

APPROVED 7/26/12

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:05 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Mayor Birkner
Thomas Constantine
Richard Bonsignore
Philip Cerruti
William Martin (arrived 8:20 pm)
Daniel Olivier
James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
Ann Costello (Alt. #1)
Keith Doell (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: Councilwoman Ingrid Quinn (excused absence)

4. MINUTES: The **Minutes of 5/10/12 were approved** on motion made by Richard Bonsignore, seconded by Ann Costello and

(WWPB 6/28/12 Minutes)

carried. The meetings of 5/24/12 and 6/14/12 were canceled due to lack of applications to process.

5. CORRESPONDENCE:

1. Memo from Ed Snieckus, Burgis Associates, dated 5/25/12, RE: Minor Site Plan and Subdivision Committee Issue;

2. Memo from Ed Snieckus, Burgis Associates, dated 6/28/12, RE: Grace Episcopal Church;

3. Memo from Stefanie Stokes RE: Grace Episcopal Church, advising no escrow monies posted;

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS:

1. Grace Episcopal Church, 9 Harrington Avenue, Block 812, Lot 5 - Minor Site Plan Application with Variance to Permit a Freestanding Sign Application - Applicant was not present. Mr. Snieckus provided a Memo dated 6/28/12 reviewing the application. Applicants seek to permit a freestanding sign at their location that exceeds the maximum sign area permitted in the "O" Zone. This will replace the existing sign. The issue is they have to address the checklist and waivers. There was also an issue with the survey. Mr. Raimondi commented the survey was not signed and sealed by the surveyor. The proposed sign does not give the dimensions of the setbacks off Kinderkamack Road and Harrington Avenue. Mr. Snieckus would contact applicant's attorney regarding same. Mr. Snieckus outlined the variances, including area and sight distance. Applicant requested a hearing on 7/26/12, when he would be available and would provide notice. Applicant would be notified as to that hearing date.

8. VOUCHERS: A motion to approve Vouchers totaling \$5,692.50 was made by Keith Doell, seconded by Dan Olivier and carried unanimously on roll call vote.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in

1. Just Hits, 1 Charles Street, Block 2109, Lot 5.02 - Mr. Just came forward for advice regarding a proposed

(WWPB 6/28/12 Minutes)

professional, one-on-one, professional sports training facility for kids. A sketch was submitted. Ed Snieckus explained he previously made a recommendation to increase the square footage cap in the LM zone from 5,000 to 10,000 sq. ft. He would forward a Memo to the Mayor and Council.

Applicant explained they currently do one-on-one training in Park Ridge. They want a larger facility and would install turf and batting stations with separate lanes. He went to St. Joseph Regional High School and played professional baseball for four years. He would like the opportunity to work with the kids without using cages. He would ask to increase the square footage because of the professional one-on-one instructors. They have more than enough parking spaces--21, and it is after hours, so traffic would not be a problem. Right now the site is a scuba diving place. The office and bathrooms would remain as is. He anticipates about seven employees and seven kids at a time. It is by reservation only. The age ranges vary. They also have a good relationship with all the various schools in the area. The height of the ceilings is 17', and there is really nice halogen lighting. There will be no locker facilities.

Surrounding businesses would benefit from parents patronizing them. Applicant said his lease is contingent upon this approval. The Board discussed approving the change in their recommendation to amend the Ordinance, which was read at the First Reading of the Mayor and Council. The applicant would then go before the Council to be heard at the 7/19/12 meeting. Attorney Paul advised the Board is giving its best advice, but there is no guarantee as to timing with the Mayor and Council. There were no further questions, comments or discussions.

A motion to increase the permitted square footage of individualized sports training facilities in the LM Zone was made by Ms. Costello and seconded by Mr. Constantine. On roll call vote, all members voted yes.

10. DISCUSSIONS:

1. Draft Zoning Ordinance Amendments to Sections of Article XIV, Chapter 195 - by Ed Snieckus, Burgis Associates was distributed:

(1) Draft Ordinance 4-23-12 - Amending Sections:

195-42 entitled "Definitions" - "Total Surface Coverage";

(WWPB 6/28/12 Minutes)

195-77 entitled "Front Yard Limitations";
195-107 entitled "Zoning Map";
195-113 entitled "Yard and Height Regulations"; and
195-130 entitled "Certain Accessory Structures and Uses".

The Board would review same and discuss this at the next meeting.

2. Draft Sign Ordinance - Mr. Snieckus distributed Sample Regulations:

- (a) Window Art
- (b) Hanging Signs

Window art was previously discussed and Mr. Snieckus reviewed his prior Memo limiting the time for window art to allow the windows and doors to be clear for a period of time. The said amendments had been recommended to the Mayor and Council and had its First Reading.

3. Memo from Ed Snieckus dated 5/25/12 RE: Minor Site Plan and Subdivision Committee Issue - to be discussed at next meet; Also discussed was reinstituting informal sessions limiting applicants to half hour segments, with no attorney required, but Minutes would be taken on behalf of the Board.

4. Miscellaneous: Mr. Doell commented regarding Rainbow Academy's rooftop mechanical equipment, recalling it was not supposed to be visible. Chairman Hodges would discuss this with Marini and check on this.

Chairman Hodges commented regarding an article about households raising backyard chickens.

Mr. Cerruti was excused and departed at 9:25 p.m.

12. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:26 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary